

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Friday, February 29, 1980

Place: Board Room, Kamamalu Building
1010 Richards Street, Honolulu, Hawaii

Present: Ah Kau Young, Chairman
Edwin H. Shiroma, Vice Chairman
Tadayoshi Ishizu, Member
Toru Kawakami, Member
G. A. "Red" Morris, Member
John M. Urner, Member
Gregg T. Yamanaka, Member
Ralph S. Yagi, Member

Randall Y. Iwase, Deputy Attorney General
Darryl Y. C. Choy, Hearings Officer
Sandy Holck, Real Estate Education Specialist
Yukio Higuchi, Executive Secretary
Saeko Whang, Secretary

Dr. George Bloom, Real Estate Chairholder
Ngan-Yee Annie Chan, Applicant for Real Estate
salesman license
Myron S. Nakayama, Applicant for Real Estate
salesman license

Absent: Francis N. Kauhane, Member

Call to Order: There being a quorum present, Chairman Ah Kau
Young called the meeting to order at 9:15 a.m.

The Executive Secretary apprised that the agenda
was duly filed on Monday, February 25, 1980 at
the Lt. Governor's office in compliance with
the Sunshine Law.

Minutes: Edwin Shiroma moved and Ralph Yagi seconded to
approve the minutes of January 25, 1980 as
circulated. Motion carried unanimously.

Committee
Reports: Real Estate Education Advisory Council

Real Estate Chair Grant

Executive Secretary requested Commission's
consideration to approve payment
on the 3rd increment invoice of the Real
Estate Chair.

Edwin Shiroma moved and Ralph Yagi seconded to approve payment. Motion carried unanimously.

Real Estate Education Specialist Report

Education Advisory Council Chairman Edwin Shiroma reported that a meeting has been scheduled for Ad Hoc Committee on March 5, 1980 to discuss its objectives and goals. So far, Committee has received 2 letters on this matter.

Sandy Holck, Real Estate Education Specialist, reported that he has monitored several real estate schools conducting salesman courses. As a whole he found the majority of the instructors very capable and knowledgable.

Regarding the publication of the Real Estate News Bulletin, Holck announced that all arrangements have been finalized. The cost for each issue is approximately \$4,000. Deadline for receiving news items is set for May 15 for publication in mid-June.

Holck gave a status report on the printing of Consumer's Guide on Condominium which he and former Commissioner Mary Savio are persuing. Mary Savio is presently on the mainland getting permission from the Nat'l Ass'n of Realtors to change "realtor" to "broker." Approximately 25,000 to 30,000 copies of this booklet will be printed and mailed to all licensees and also be made available to the public for no charge.

Other areas which Holck briefly touched are as follows:

Working with John Reilly on the possibility of printing Consumer's Guide.

Possibility of starting a research center in Hawaii.

Possibility of having Continuing Education for inactive licensees and for those who want to restore their licenses.

Replacement of Real Estate Chair

By letter Dean David Bess notified Commission that Dr. Jerome Dasso is unable to accept the Real Estate Chair as previously scheduled and requested approval of the appointment of Dr. Richard Haney in Dr. Dasso's place.

Toru Kawakami moved and Ralph Yagi seconded for conditional approval of Dr. Haney's appointment subject to consent of Oahu members and after checking to see if Dr. Haney's courses falls into the on-going program. Motion carried unanimously.

Dr. George Bloom, current Real Estate Chairholder was present to give a short talk.

Laws and Rules Review Committee

Toru Kawakami, Laws and Rules Review Committee Chairman, reported the committee met and came up with the following recommendations:

1. Chapter 20 revision be processed for adoption.
2. As there seems to be vagueness and conflicts at times between Chapter 467 and Chapter 20, recommends hiring a consultant to review the 2 chapters to fit to be meaningful and effective.

Toru Kawakami moved and Edwin Shiroma seconded for acceptance of the report. Motion carried unanimously.

Business Out
of Minutes:

Questionable Applications

Richard Dan, Applicant for Real Estate
Salesman License

Toru Kawakami moved and Edwin Shiroma seconded to defer action on this matter until the March meeting. Motion carried unanimously.

Ngan-Yee Annie Chan, Applicant for Real
Estate Salesman License

Annie Chan had requested for an informal conference in lieu of a formal hearing

to discuss this matter. Following discussion, she was advised that the matter will be taken under advisement.

Ralph Yagi moved and Gregg Yamanaka seconded to approve Ngan-Yee Annie Chan's application for real estate salesman license.

Ayes - Ralph Yagi, John Urner, Gregg Yamanaka, Tadayoshi Ishizu and Ah Kau Young

Nay - Toru Kawakami

Abstained - Edwin Shiroma

Motion carried.

Myron S. Nakayama, Applicant for Real Estate Salesman License

Myron Nakayama requested an informal conference and was present to discuss this matter. After discussion, Chairman Young advised him that the matter will be taken under advisement.

Ralph Yagi moved and Edwin Shiroma seconded to deny Myron Nakayama's application for real estate salesman license. Motion carried unanimously.

Sherwood V. K. Lum, Applicant for Restoration of Forfeited License

Ralph Yagi moved and G. A. "Red" Morris seconded to approve restoration of Sherwood Lum's forfeited license. Motion carried unanimously.

RE-79-36 Maureen O'Neill

RE-78-146 David Ford

As requested, Toru Kawakami moved and Tadayoshi Ishizu seconded to add the above 2 matters to the agenda in compliance with the Sunshine Law. Motion carried unanimously.

RE-79-36 Maureen O'Neill

Based upon the recommendation of Hearings Officer's Findings and Recommendations, Edwin Shiroma moved and Ralph Yagi seconded for dismissal of complaint. Motion carried unanimously.

RE-78-146 David Ford

As recommended by Hearings Officer, Darryl Choy, Ralph Yagi moved and Edwin Shiroma seconded to accept and approve the settlement agreement which also orders the Respondent to be formally reprimanded. Motion carried unanimously.

RE-79-6 Levy Realty, Inc.

Following discussion, Ralph Yagi moved and John Urner seconded for dismissal of complaint inasmuch as the telephone instrument had been reinstalled in complainant's unit, and complainant may now make arrangements with Hawaiian Telephone Co. to receive service. Motion carried unanimously.

RE-79-147 Colleen E. Moore

After a lengthy discussion, Edwin Shiroma moved and John Urner seconded to inform Licensing Administrator Dick Okaji that Commission, upon review of the case, found no evidence to substantiate the charge of unethical conduct. The Commission found that the Respondent had not violated the licensing law and have not acted unethically; however, there were some comments made by Dr. Richie regarding the method of investigation procedures and practices that should be brought to the attention of Licensing Administrator for his information. Commission requests that response be made to Dr. Richie by the Licensing Administrator. Motion carried unanimously.

RE-79-163 MC Ventures
Dilks & Jacobs, Inc.

As requested, Edwin Shiroma moved and Ralph Yagi seconded to add the above matters to the agenda in compliance with the Sunshine Law. Motion carried unanimously.

RE-79-163 MC Ventures

Following discussion, Edwin Shiroma moved and Ralph Yagi seconded for dismissal of complaint for insufficient evidence to support the allegation. Motion carried unanimously.

Dilks & Jacobs, Inc.

Executive Secretary reported that at the January 25 meeting, he was directed to write Irene Jacobs, Inc. to notify that they were in violation of Rule 1.11(a). Subsequently, a request of name change to Dilks & Jacobs, Inc. was made subject to applicant submitting evidence that they had legally amended their name. A check was made with Business Registration Division and found evidence that a certificate of amendment was filed.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to rescind its January 25, 1980 action to have a letter of warning sent to Irene Jacobs. Motion carried unanimously.

As a follow-up to a January 25, 1980 action, Executive Secretary read and received approval to his draft letter to be sent to those "personal corporations" who may be in violation of Rule 1.3(o) and Rule 1.11(a).

Investigations:

RE-78-66 Robert W. Lloyd dba Bob Lloyd Realty

RE-78-127 Bob Lloyd Realty, etal
(Recovery Fund Investigation)

Toru Kawakami moved and John Urner seconded to defer action on this matter until a decision of the court is rendered. Motion carried unanimously.

RE-79-4 Michael J. Ryan

Executive Secretary reported that a written statement from Lynn Oakley has been obtained as to the statement she made.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to go to a hearing against Michael Ryan for allegedly acting as a broker. Toru Kawakami abstained due to a possible conflict of interest. Motion carried.

RE-79-93 Stanley Tobias

Following discussion, Edwin Shiroma moved and John Urner seconded to go for a formal hearing for failure to ascertain all pertinent facts and possible deceptive or dishonest dealing. The motion included to leave the matter of writing

the specific charges to Executive Secretary.
Motion carried unanimously.

RE-79-142 Howard P. & Rose M. Evans; Maalaea Kai
Condominium Management

Ralph Yagi moved and Edwin Shiroma seconded for dismissal of complaint as there was no violation of licensing law or Commission's rules and regulations. Motion carried unanimously.

RE-79-143 Laurence L. Haman & Jeanette K. Hines

Toru Kawakami disqualified himself on this matter on the basis of a possible conflict.

Edwin Shiroma moved and John Urner seconded for dismissal of complaint on the basis that there was insufficient evidence in the listing contract and the DROA which Complainant signed and executed to support the allegation. Motion carried unanimously.

RE-79-177 Hiroshi H. Maeda

After discussion, Edwin Shiroma moved and Ralph Yagi seconded to proceed to a hearing based on the evidence that Maeda was remiss in not obtaining all pertinent facts before offering the property for sale. Motion carried unanimously.

RE-79-189 Jenny Chernin & Paul Pellerin

This matter was deferred to the next meeting.

RE-79-202 Tom Schmidt, Realtors

Following discussion, Edwin Shiroma moved and Toru Kawakami seconded to dismiss complaint based on the investigation findings. Motion carried unanimously.

New Business:

LICENSING

Corporation

Amity Corporation - 1661 Kalakaua Ave., Hon.
Frederick H. Overstreet, pb

Dana Andrews, Ltd. - 1000 Bishop St., #906,
Charles D. Andrews, pb Hon.

Best Hawaii Realty, Inc. - 915 Fort St., 10th
Stephen M. Okano, pb Flr, Hon.

Capital Counselors Corp. dba IMS Realty - 931
University Ave., #301, Hon.
Dorothy A. Jackson, pb

Carmal & Associates, Inc. - 1314 S. King St.,
Charles M. Albritton, Jr., pb #863, Hon.

Century 21 Amaral Realty, Inc. - 1136 Union Mall
Bernard W. Amaral, pb #613, Hon.

Lowell Chung, Inc. - 1339 Hunakai St., Hon.
Lowell T. S. Chung, pb

Corderoy Realty Corp. - 309 Hahani St., Kailua
Elfriede Corderoy, pb

Executive Centre, Ltd - 1750 Kalakaua Ave.,
Judy A. Dang, pb #204 A, Hon.

Financial Investment Security Traders, Inc.
dba FIST Realty - 1750 Kalakaua Ave., #1805, Hon.
Gene Muskett, pb

Hawaii Hatfield Realty Corp. - 85-833 Farrington
Hwy, Waianae
Larry G. W. Hatfield, pb

Island Property Corp. - 2331-1 So. Beretania St.
James T. Oyama, pb Hon.

Peter Kent Realty Corporation dba Peter Kent
Realty - 250 So. Hotel St., #200, Hon.
Peter R. Kent, pb

Kiwi Realty, Inc. - 1400 Kapiolani Blvd C 22
Edith L. Muench, pb Hon.

Knutson & Associates, Inc. - Lahaina Shopp. Ctr.
Off. Bldg #20, Lahaina
Marily S. Knutson, pb

Summie Li Realty, Inc. - 444 Hobron Ln, #417,
Summie Li, pb Hon.

Manualoha Realty, Inc. - 1750 Kalakaua Ave.,
Daniel A. Hermann, pb #3801, Hon.

Sanford Murata, Inc. - 345 Queen St., #208,
Sanford Murata, pb Hon.

Oland Realty, Inc. - 2850 Paa St., #208, Hon.
Michael H. Odegard, pb

Eddie Onouye, Inc. - 1339 Hunakai St., Hon.
Edward H. Onouye, pb

Mildred Palmer, Inc. - Waimea Bus. Plaza Off.
Mildred C. Palmer, pb #2, Kamuela

Ed Perkowski, Inc. - 2500 Kalakaua Ave., #1401,
Edward T. Perkowski, pb Hon.

Pitchford Realty, Inc. - 850 West Hind Dr., #119,
Ruth Pitchford, pb Hon.

Premium Properties, Ltd. - 745 Fort St. PH 2210
Richard C. MacDonald, pb Hon.

Real Estate Investment Corp. of America Ltd.
190 So. King St., #2310, Hon.
James E. Whitfield, pb

Real Estate Works Hawaii, Inc. - 75-5722 Kuakini
Hwy, #203-204, Kailua-Kona
Peter T. Young, pb

Royal Homes, Inc. - 1100 Ward Ave., #300, Hon.
Winnie L. Cole, pb

Royalty Realty, Inc. - 2160 Main #106, Wailuku
Tom Zelk, pb

Savio Realty, Ltd. - Amfac Towers 700 Bishop St.,
Peter B. Savio, pb #908, Hon.

Tropical Resort Management, Inc. - 2131 Kalakaua
Betty Paige, pb Ave., #211, Hon.

20/20 Realty, Inc. - 738 Kaheka St., Second Flr.
Jeffrey L. Katahara, pb Hon.

Wagner Investments, Inc. - 745 Fort St., #1814,
Vilai Wagner, pb Hon.

Yacht Harbor Real Estate, Ltd. - 1600 Ala Moana
John D. Mullen, pb Blvd., #300, Hon.

Bruce Yanagihara, Inc. - 98-211 Pali Momi St.,
Bruce Yanagihara, pb #529, Aiea

Maine Yankee, Inc. - Whalers Market Pl. #55, 505
Thomas F. Adams, pb Front St., Lahaina

Toru Kawakami moved and Edwin Shiroma seconded to approve the above listed corporations subject to meeting all other licensing requirements. Gregg Yamanaka abstained on the matter of Mildred Palmer, Inc. for possible conflict of interest. Motion carried.

Partnership

Contemporary Homes Hawaii - 1300 Pali Hwy, #211,
Fred Rames, pb Hon.

Maui/Hawaii Realty (A Hawaii General Partnership)
333 Dairy Rd., Kahului, Honolulu
Clarence E. Stoner, Jr., pb

Edwin Shiroma moved and Ralph Yagi seconded
to approve the above-listed applications for
partnership licenses. Motion carried
unanimously.

Branch Office

Budget Realty, Ltd. - 98-211 Pali Momi St., #625
John N. Lim, bic Aiea

Hawaii Management Corporation - The Market Pl.
at Coconut Plant, 484 Kuhio Hwy, Kapaa
Lynette S. Smith, bic

Pacific Land & Investment Corp. - 75-5722 Kuakini
Hwy, #210, Kailua-Kona
Irby Leach, bic

Real Estate Gallery, Ltd. - World's Sq. Shopp.
Plaza #2106, Kailua-Kona
Lawrence F. Petters, bic

Edwin Shiroma moved and Ralph Yagi seconded
to approve all of the above listed branch
office applications. Motion carried unani-
mously.

Tradenname

Anchor Estates
Isabella S. Madeira, dba

Blubird Realty
Clara E. Toth, dba

Clare V. Butchart Realty
Clare V. Butchart, dba

Richard Chun Realty
Richard C. F. Chun, dba

Jess Cope Realty
Jesse D. Cope, Jr., dba

Vic De Guzman Realty
Victor D. DeGuzman, dba

Downing & Associates
Michael S. Downing, dba

Edkin Realty
Kin H. Ching, dba

Edkin Realty & Investment
Edwin T. Yamada, dba

Garden Isle Condominiums
Ronald L. Peters, dba

Les Glaspey
John L. Glaspey, dba

Hawaiian Real Estate Specialists
Theresa L. Davenport, dba

Bill Husztek Realty
William A. Husztek, dba

Puna Land Company
Daniel E. Wilson, dba

Sandalwood Properties
Chela M. Wakefield, dba

Philip Tam Realty
Philip Y. T. Tam, dba

Jim Tharp & Associates
James W. Tharp, dba

J. Titolo Realty
Joachin Titolo, dba

H. E. Yamaguchi
Herman E. Yamaguchi, dba

Toru Kawakami moved and Edwin Shiroma
seconded to approve the above applications
for tradenames. Motion carried unanimously.

Name Change

Kauhale Realty, Inc.
formerly Mark Patrick Woods, Inc.

Niles-Mayes, Ltd.
formerly Hoyt Mayes, Ltd.

Edwin Shiroma moved and Ralph Yagi seconded
to approve Kauhale Realty Inc.'s name change.
Niles-Mayes, Ltd. name change was approved
subject to Niles being a licensed broker.
Motion carried unanimously.

Restorations

William K. Amona

Edwin Shiroma moved and Ralph Yagi seconded to deny William Amona's application for restoration of his real estate salesman license. Motion carried unanimously.

Keith C. Breten

Tadayoshi Ishizu moved and Edwin Shiroma seconded to deny Keith Breten's application for restoration of his salesman license. Motion carried unanimously.

Connie Jo (Nakamoto) Char

Edwin Shiroma moved and Ralph Yagi seconded to approve restoration of Connie Jo Char's forfeited real estate salesman license. Motion carried unanimously.

Sam P. Dibrell

Edwin Shiroma moved and Ralph Yagi seconded to deny Sam Dibrell's application for restoration of his salesman license. Motion carried unanimously.

Frederick N. Gallien

Ralph Yagi moved and Edwin Shiroma seconded to approve restoration of Frederick Gallien's forfeited real estate salesman license. Motion carried unanimously.

Charles K. L. Ma

Ralph Yagi moved and Edwin Shiroma seconded to approve restoration of Charles Ma's forfeited real estate salesman license. Motion carried unanimously.

Le Roy K. Nosaka

Tadayoshi Ishizu moved and Edwin Shiroma seconded to approve restoration of Le Roy Nosaka's forfeited real estate salesman license. Motion carried unanimously.

Questionable Application

Pearl A. Nagatoshi

Tadayoshi Ishizu moved and Edwin Shiroma seconded to request further information as to applicant's background or activities for the past 7 years since revocation of license, whether if she was under probation; if so, to submit report from the probation officer. Motion carried unanimously.

Miscellaneous: Results of January 12 and 26, 1980 Examination

Tadayoshi Ishizu moved and Toru Kawakami seconded to accept the examination results of January 12 and 26, 1980. Motion carried unanimously.

Purchase of Book "Cases In Real Estate Practice" for Commission Members

It was the consensus of all members that Commission purchase this book for all commissioners and cost to be defrayed from the Real Estate Education Fund. Toru Kawakami so moved, seconded by Edwin Shiroma and unanimously carried.

Letter of Avery Youn

This matter to be deferred to the next meeting inasmuch as Commission received the letter too late.

Special Request

In order to expedite matters, Toru Kawakami moved and Edwin Shiroma seconded that Executive Secretary make a list of the matters that can be handled administratively by staff such as approval of corporations, dbas, etc. and submit it for ratification at the following meeting. Motion carried unanimously.

Date of Next Meeting:

Friday, March 28, 1980, at 9:00 a.m.
Board Room, Kamamalu Bldg

Adjournment:

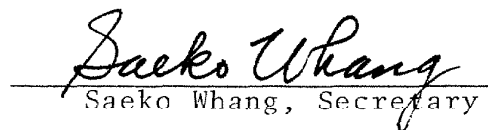
There being no other business to transact, the meeting was adjourned at 4:50 p.m.

Taken and recorded by:

APPROVED:



YUKIO HIGUCHI
Executive Secretary


Saeko Whang, Secretary